

**11) The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission.**

- The Character Area Map designates the property as Rural Residential. While the request introduces commercial zoning, it reflects an existing mixed-use condition along a major transportation corridor where similar transitions are occurring and is generally consistent with development trends in the area.

**STAFF RECOMMENDATION:**

Staff recommends **Approval** of Application no. DA-2026-0503, petition by Elwood Godwin to change the zoning of 1.489 acres located along US Hwy 41 S in the City of Dasher, being more specifically described as Map No. 0193, Parcel 011, of Lowndes County, from A-U (Agricultural) to C-H (Highway-Commercial). The request is consistent with existing conditions along the US Highway 41 corridor, aligns zoning with current and proposed uses of the property, and is not expected to adversely impact surrounding properties.

**Planning Commission Recommendation:** Approval of Application No. DA-2026-05-03.

**ATTACHMENTS:**

Aerial Map  
Future Map  
Zoning Map  
Site Plan